



Matthew
Anthony
ESTATE AGENCY

It's all in the details...



3 The Cloisters

Littlehampton, West Sussex, BN17 5ST

£399,950

- Detached house in a modern cul de sac near to the beach
- Garage and driveway parking
- Lovely sunny landscaped rear garden with decked patio
- Stylish lounge/diner opening into a large modern conservatory
- Large fully fitted kitchen/breakfast room with freestanding appliances
- Excellent main bedroom with en suite shower room and fitted wardrobes
- Second double bedroom and generous single bedroom
- Deluxe modern family bathroom and ground floor cloakroom
- Great location with easy access to the town centre and mainline station
- No chain

www.matthewanthony.co.uk

Worthing House, 6 South Street, Worthing BN11 3AA
01903 608080 | info@matthewanthony.co.uk

Step Inside

Impressively styled and arranged, this detached house sits within a sought after cul de sac development within a half mile stroll from the beach. Perfect as your own private home or as a Buy to Let investment, it offers an enviable lifestyle for both families and anyone working from home.

Step inside and you'll find an easy flowing layout designed with modern life in mind. With an engineered wood floor lending a warming balance to cool white walls, a brilliantly sized lounge/diner stretches out across the full depth of the house. Filled with light, its dimensions provide ample seating and dining space while sliding doors entice you into a spacious conservatory that gives a seamless connection with the decked patio and garden.

Fully fitted with sleek gloss white cabinets and black countertops, the large kitchen/breakfast room is a great place to sit and start the day with a morning coffee. Easily accommodating a table and chairs with room to spare, its layout provides plenty of storage and workspace and accommodates a freestanding cooker, fridge freezer, washing machine and dishwasher – all of which are available.

With a pretty stained glass window overhead, the turning staircase leads the way up to the first floor where three excellent bedrooms continue the sense of style and space. A notable main bedroom with tastefully chosen fitted wardrobes has the added bonus of a modern en suite shower room. The second double bedroom has fitted wardrobes of its own and a generous single bedroom could easily be a home office if needed. Together they share an impeccable family bathroom where a fitted suite and a full sized bath with an overhead shower and folding screen are paired with feature mosaics and a swirl patterned floor. A ground floor cloakroom completes the layout.

Outside

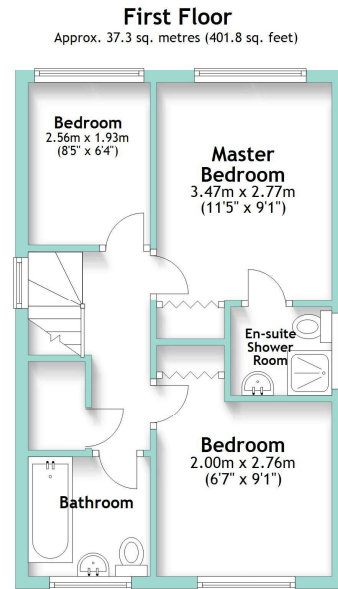
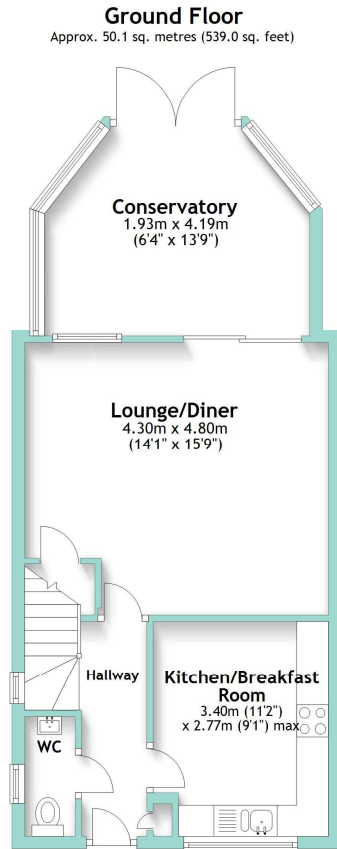
With mature flowerbeds curving around a brick paved frontage and a canopied doorway to welcome you inside, this is a home that instantly generates a great first impression. To the side a private driveway leads to an attached garage providing off-road parking to several vehicles.

Giving you every excuse to take a break from a busy day, the French doors of the spacious conservatory take you out onto a fantastic decked patio that's ideal for al fresco entertaining and unwinding in the summer sun. Evergreen hedging and high trellis topped fencing supply a lovely feeling of privacy and while a statuesque palm tree reminds you of just how near to the beach you are, colourful yet easy to maintain flower beds frame an established lawn.

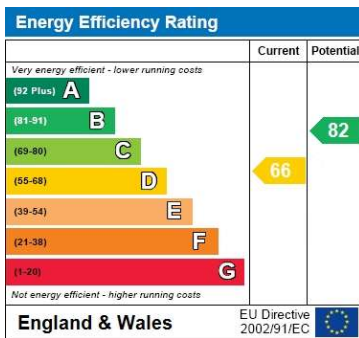
In Your Local Area

Within easy reach of the harbour, parks and local shops and supermarkets, this stylish home is approximately only 0.4 miles from the beach and the popular East Beach Cafe. The centre of Littlehampton with its wealth of shops, bars and restaurants is circa 0.7 miles from your door and the mainline station is just over a mile. When it comes to local schools, there are a number to choose from including the Friendly Fish Day Nursery and Beach School, Alpha Preschool, River Beach Primary School and the Littlehampton Academy.





Total area: approx. 87.4 sq. metres (940.8 sq. feet)



Council Tax: Arun District Council, Band D

Tenure: Freehold

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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